

# HIGHLAND BOARD OF ZONING APPEALS

Regular Meeting Agenda

April 24, 2019

**1) OPENING: Pledge of Allegiance Led By:** Mr. Martini

**2) ROLL CALL: Members:** Mr. Martini, Mr. Helms, Mr. Grzymiski, Mr. Leep and Mrs. Murovic

**3) MINUTES:** Are there any deletions, corrections or additions to the minutes of March 27, 2019? If none, they will stand approved as posted.

**4) ANNOUNCEMENTS:** The date of the next meeting of the Board of Zoning Appeals to be May 22, 2019.

**5) COMMUNICATION:** None.

**6) Old Business: Approval of Findings of Fact** for Angela & Chris Ramirez, 3547 Wirth Road, Highland, IN, requesting a variance to replace a section of fence beyond build line. Property is on a corner. {HMC 18.05.060}(G)(5)(a) Permitted Obstruction in Required Yards. The following shall not be considered to be obstructions when located in the required yards specified: (a) In All Yards. Ordinary projections of skylights, sills, belt courses, cornices and ornamental features projecting not to exceed 12 inches; open terraces or decks not over four feet above the average level of the adjoining ground but not including a permanent roofed-over terrace or porch and not including terraces or decks which project into the required front yard by more than six feet from the front of the principal structure; awnings and canopies; steps which are necessary for access to a permitted building or for access to a zoning lot from a street or alley; chimneys projecting 18 inches or less into the yard; arbors, trellises and flagpoles; fences, screens, hedges and walls; provided, that in residential districts no fence or wall shall be located in the required front yard and no landscaped screen or hedge shall exceed three feet six inches in height if located in the front yard, and no fence, landscaped screen, hedge or wall shall exceed six feet in height if located in a side or rear yard. On a corner or reverse corner lot, the side yard setback shall be the same as the front yard setback on adjoining lots; fences shall not be installed beyond this point. No fence, screen, hedge or wall shall interfere with line of sight requirements for local streets or intersections. No fence, screen, hedge or wall shall be constructed of material that may be described as rubble, cardboard, chicken wire, trees and brush, corrugated tin, utility poles, railroad ties, barbed wire, broken glass or electrified material. The design, location and construction of a fence or wall shall be approved by the building commissioner prior to the issuance of a building permit.

**7) New Business: Public Hearing for Sheryle & Trevor Bozich of Wicker View Rentals, 8629 Osborn Road, Highland, IN 46322**, requesting a use variance to maintain residential use of property, even if rebuilding was necessary in the event of a fire or natural disaster. {HMC 18.90.050 (c) (4)} Non-Conforming Uses of Land and Structures. When a nonconforming use of a structure, or of a structure and land in combination, is discontinued or abandoned for more than one year (except when government action impedes access to the premises), the structures, or structures and land in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located.

**8) New Business: Public Hearing for Jose Arellano of Trebol, LLC, 2125 Ridgewood Street, Highland, IN 46322**, requesting a use variance to maintain residential use of property at 2519 Highway Avenue, Highland, IN 46322, even if rebuilding was necessary in the event of a fire or natural disaster. {HMC 18.90.050 (c) (4)} Non-Conforming Uses of Land and Structures. When a nonconforming use of a structure, or of a structure and land in combination, is discontinued or abandoned for more than one year (except when government action impedes access to the premises), the structures, or structures and land in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located.

**9) New Business: Public Hearing for Jose Arellano of Trebol, LLC, 2125 Ridgewood Street, Highland, IN 46322**, requesting a use variance to maintain residential use of property at 2527 Highway Avenue, Highland, IN 46322, even if rebuilding was necessary in the event of a fire or natural disaster. {HMC 18.90.050 (c) (4)} Non-Conforming Uses of Land and Structures. When a nonconforming use of a structure, or of a structure and land in combination, is discontinued or abandoned for more than one year (except when government action impedes access to the premises), the structures, or structures and land in combination, shall not thereafter be used except in conformance with the regulations of the district in which it is located.

**10) New Business: Public Hearing for Steven & Jacqueline Keller, 2017 Azalea Drive, Highland, IN 46322**, requesting a use variance for a childcare facility located at 2617 45<sup>th</sup> Street, Highland, IN 46322. {HMC 18.35.040} Permitted uses in a B-1 District do not include daycare.

**11) New Business: Public Hearing for Diana Rodriguez, 8830 Idlewild Avenue, Highland, IN 46322**, requesting a variance to exceed accessory structure square footage allowance by 222 square feet. {HMC 18.05.060 (F) (5)} In zoning district R-1A, R-1, R-2 or R-3, the summation of the gross floor area of all accessory structures shall not exceed the gross floor area of the principal structure, or 720 square feet, whichever is less.

**12) BUSINESS FROM THE FLOOR:** None.

**ADJOURNMENT: Motion:** \_\_\_\_\_ **Second:** \_\_\_\_\_ **Time:** \_\_\_\_\_

**Agenda is subject to change without notice**